

The following site is being submitted for inclusion into the Groundwater GIS registry:

- For DNR County and Region list go to:
<g:\pfl\pecfa\site\gis\BRRS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0354002240
Comm # (no dashes):	53545364825
County:	Rock
Region:	South Central
Site name:	Patel Service Station
Street Address:	625 W Milwaukee St
City:	Janesville
Final Closure Date	2002-11-25
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	599392
Northing (Y):	245680
Collection Method:	DNR Web Site
Scale or Resolution:	1:2,159
(1:24,000 scale or finer)	
Prepared by:	Will Myers
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database



November 25, 2002

Mark Redmond
Redmond Commercial Development Company
W228 N745 Westmound Drive
Waukesha, WI 53546-1316

RE: **Final Closure**

Commerce # 53545-3648-25 WDNR BRRTS # 03-54-002240
Patel Service Station, 625 W Milwaukee St, Janesville

Dear Mr. Redmond:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-7718.

Sincerely,

Will M. Myers
Geologist
Site Review Section

cc: Terrie Biles, Envirogen

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY *etc*

1573479

RECORDED

Legal Description of the Property: In Re:

M250

PARCEL I: Lots 22, 23 and 24 in Mitchell's Fourth Addition to the City of Janesville, except the following part of Lot 24, viz: Beginning at a point 34 feet west of the Northeast corner of said lot in the North line of said lot on Milwaukee Street; running thence South parallel with the East line of said lot to Pleasant Street; thence West along Pleasant Street and the South line of said lot to the intersection of Milwaukee Street, thence East along the South line of Milwaukee Street to beginning.

'02 NOV 8 AM 9 52

RANDAL LEYES
REGISTER OF DEEDS
Recording Area
WI 53545

Name and Return Address

Victor A. Kornis
1509 North Prospect Avenue
Milwaukee, WI 53202

PARCEL II: Lots 18, 19, 20 and 21 and 10 feet in equal width off the West side of Lot 17, all in Mitchell's Fourth Addition to the City of Janesville, Rock County, Wisconsin, according to the recorded plat thereof. Subject to any right of way which may exist over said West 10 feet of Lot 17 by virtue of reservation contained in Deed dated March 9, 1908 and recorded in Vol. 176 of Deeds on page 53.

241-1361-006

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

Section 1. MRED Court/Milwaukee, Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administration Code exist(s) on this property 38.5-40 feet below ground surface (bgs).

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, leased, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific

prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.


And

Residual petroleum contaminated soil remains on this site in the area of 38.5-40 feet bgs. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

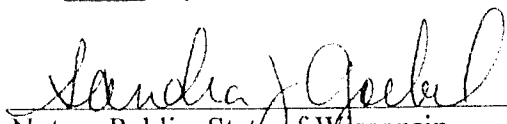
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 28th day of October, 2002. By signing this document, the undersigned Mark D. Redmond acknowledges that he is duly authorized to sign this document on behalf of MRED Court/Milwaukee, Inc.

Signature: MRED Court/Milwaukee, Inc

By: 
Mark D. Redmond, president

Subscribed and sworn to before me
this 30 day of October, 2002.


Notary Public, State of Wisconsin
My commission: 8-3-2003



This document was drafted by the Wisconsin Department of Commerce.

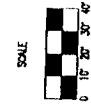
This is to certify that this is a true and correct reproduction of the record recorded in the Register of Deeds Office, Rock County, Janesville, Wisconsin.

Date Issued: November 8, 2002
 Register of Deeds
 Ronda L. Lege

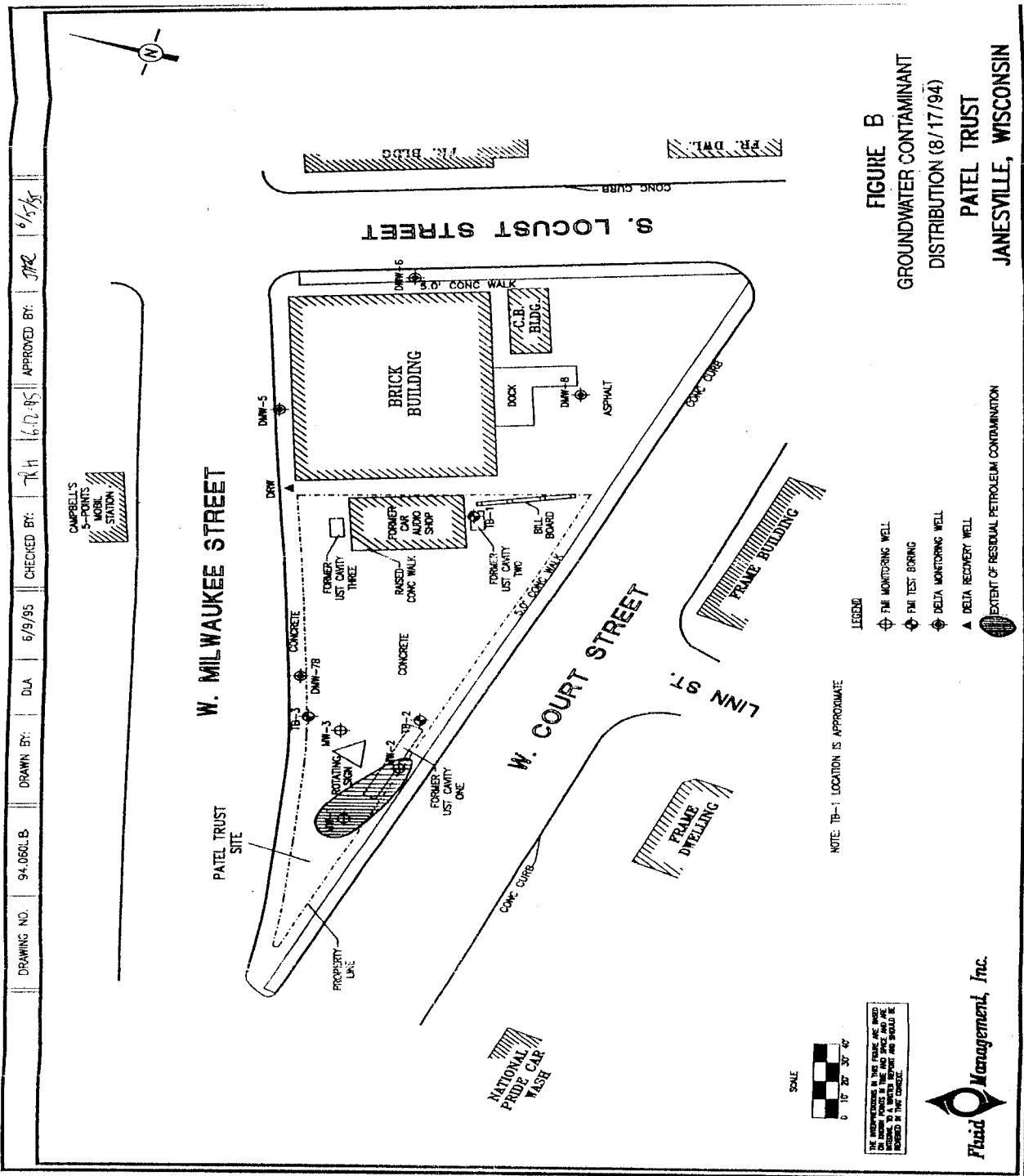
FIGURE B
GROUNDWATER CONTAMINANT
DISTRIBUTION (8/17/94)
PATEL TRUST
JANESVILLE, WISCONSIN

- LEGEND**
- ⊕ FM MONITORING WELL
 - ⊕ FM TEST BORING
 - ⊕ DELTA MONITORING WELL
 - ▲ DELTA RECOVERY WELL
 - EXTENT OF RESIDUAL PETROLEUM CONTAMINATION

NOTE: TB-1 LOCATION IS APPROXIMATE

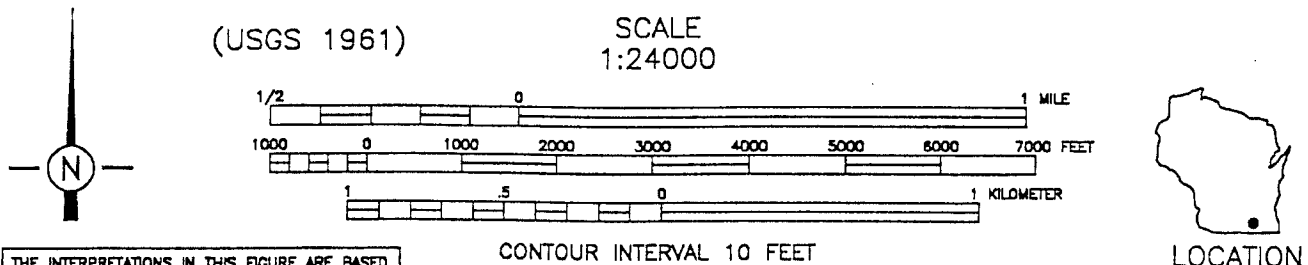
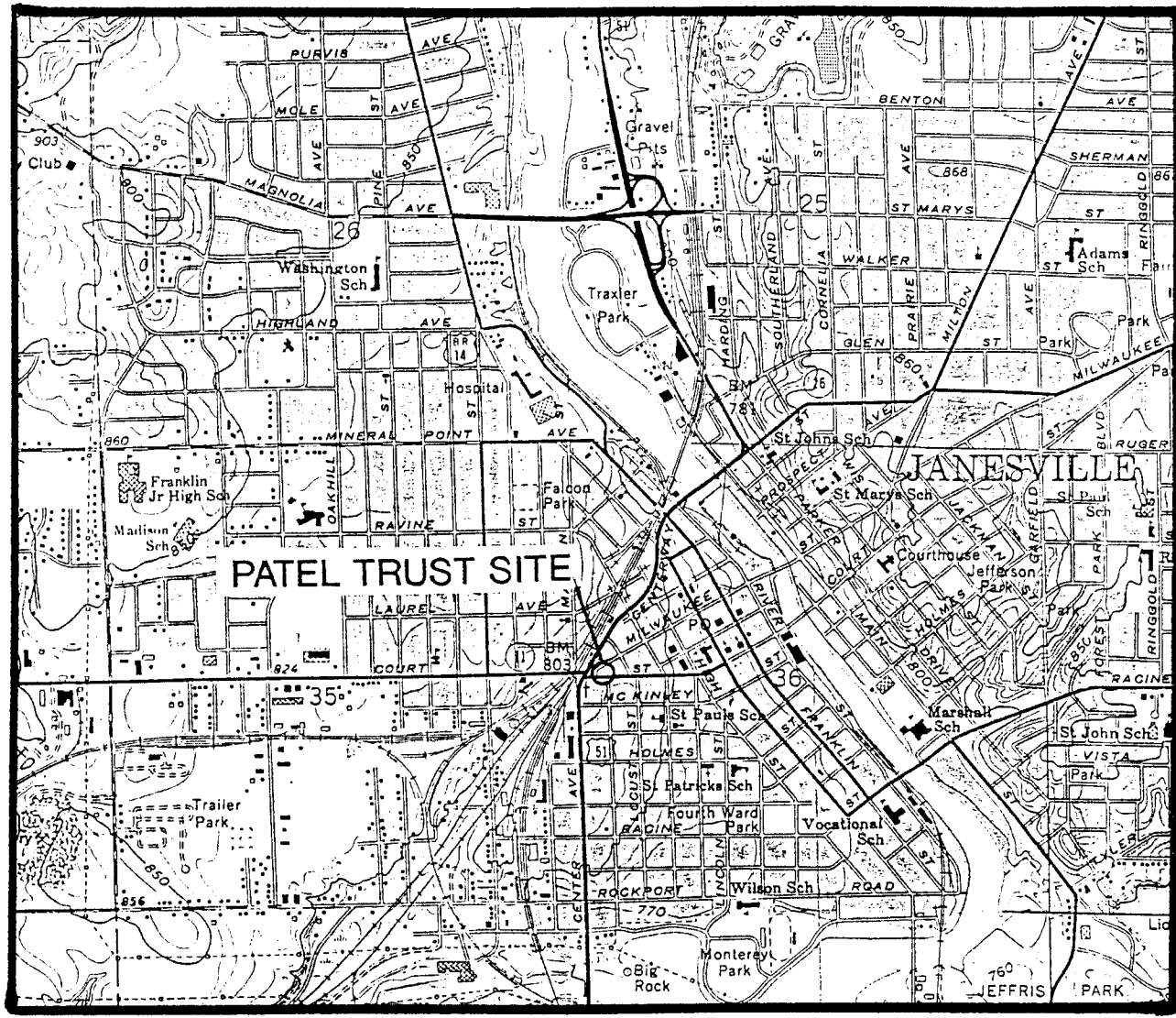


IF ANY PART OF THIS DRAWING IS TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED, THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM THE PREPARED BY.



DRAWING NO. 94-050L.B. DRAWN BY: DLA 6/9/95 CHECKED BY: TH 6/12/95 APPROVED BY: JMR 6/15/95

DRAWING NO. 94.060R21
 DLA 3/13/95
 CHECKED BY: BNU
 3/21/95
 APPROVED BY: JAK
 3/24/95



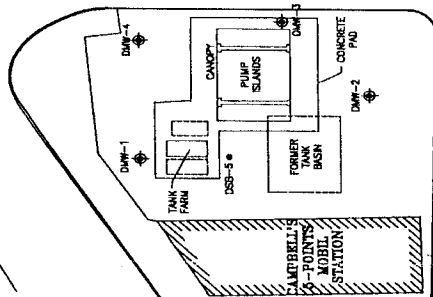
THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.



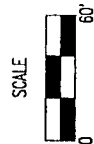
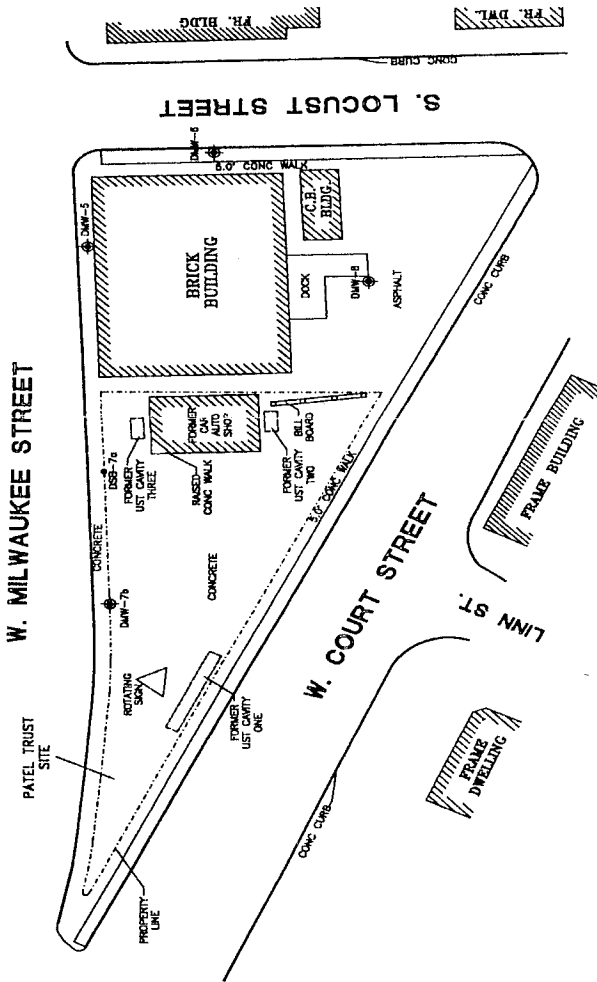
FIGURE 2.1
 SITE LOCATION MAP
 PATEL TRUST
 JANESVILLE, WISCONSIN



LEGEND
 ◆ DELTA MONITORING WELL
 • DELTA SOIL BORING



W. MILWAUKEE STREET



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON THE DATA PROVIDED AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF FLUID MANAGEMENT, INC. A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

Fluid Management, Inc.

SOURCE: DELTA 1983/8

FIGURE 5
 TEST BORING/MONITORING
 WELL CONFIGURATION
 CAMPBELL PROPERTY
 JANESVILLE, WISCONSIN

DRAWING NO.

94-060R62

DRAWN BY:

DLA

3/24/95

CHECKED BY:

3/24/95

APPROVED BY:

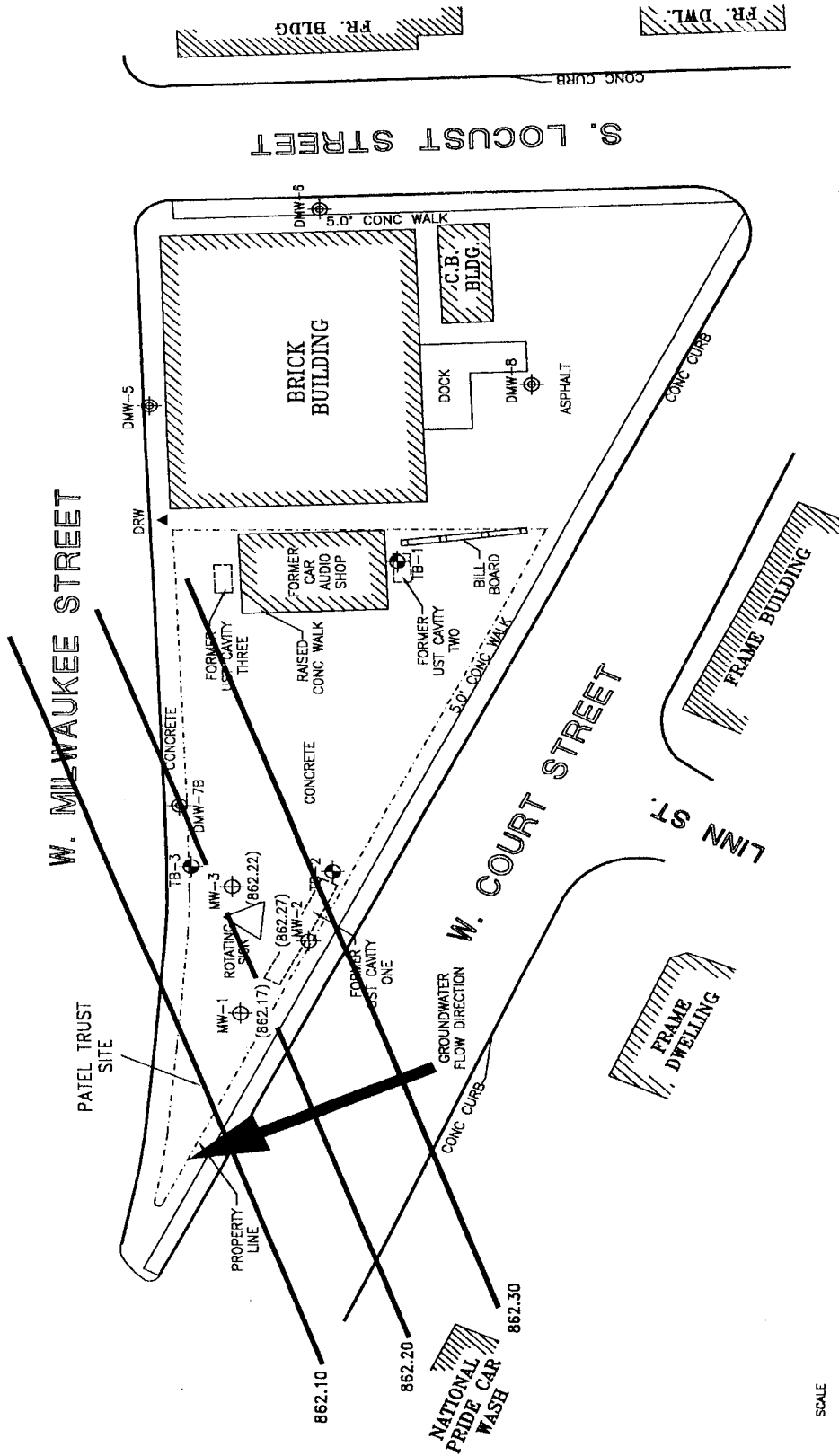
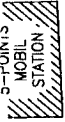
3/24/95

CAMPBELL'S

5-POINTS

MOBIL

STATION



LEGEND

⊕ FMI MONITORING WELL

⊕ FMI TEST BORING

⊕ DELTA MONITORING WELL

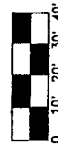
▲ DELTA RECOVERY WELL

() GROUNDWATER ELEVATIONS IN FEET (MSL)

NOTE: TB-1 LOCATION IS APPROXIMATE

HYDRAULIC GRADIENT = $\frac{dh}{dl} = \frac{0.10}{30} = 0.003$ ft./ft.

SCALE



THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON DOWN POINTS IN TIME AND SPACE AND ARE NOT TO BE USED FOR REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

FIGURE 6.2
POTENTIOMETRIC SURFACE
MAP (7/18/94)
PATEL TRUST
JANESVILLE, WISCONSIN

TABLE 2.2

Groundwater Analytical Results
 Patel Trust Site
 Janesville, Wisconsin
 (Date of Sample Collection: July 18, 1994)

Analyte	MW-1	MW-2	MW-3	MW-4*	ES	PAL
GRO (ppm)	9.6	9.0	0.11	13.0	NS	NS
DRO (ppm)	2.0	1.3	<0.10	1.4	NS	NS
Benzene (ppb)	36	23	<1.0	<20	5	0.5
Ethylbenzene (ppb)	460	340	4.8	290	700	140
Toluene (ppb)	65	<20	<1.0	<20	343	68.6
Total Xylenes (ppb)	1,800	640	4.7	440	620	124
Total BETX (ppb)	2,361	1,003	9.5	730	NS	NS
Lead (ppb)	4.1	7.2	<3.0	NA	15	1.5
Naphthalene (ppb)	200	85	<1.0	55	40	8
n-Butylbenzene (ppb)	<20	120	<1.0	110	NS	NS
1,2,4-Trimethylbenzene (ppb)	650	560	8.4	510	NS	NS
1,3,5-Trimethylbenzene (ppb)	180	220	1.4	200	NS	NS
Isopropylbenzene (ppb)	<20	70	2.6	61	NS	NS
n-Propylbenzene (ppb)	<20	52	1.3	46	NS	NS
sec-Butylbenzene (ppb)	<20	<20	1.2	<20	NS	NS

Notes:

Shaded values are above the WDNR ES
 * MW-4 is a duplicate sample of MW-2
 The trip and decontamination blank yielded no detectable VOC concentrations
 NS - No standard exists
 GRO - Gasoline range organics
 DRO - Diesel range organics
 ES - WDNR Enforcement Standard
 NA - Not analyzed for the analyte
 BETX - Benzene, ethylbenzene, toluene, xylenes
 PAL - WDNR Preventive Action Limit

Checked by: TRH
 Approved by: BLV

TABLE 2.3

Groundwater Analytical Results
Patel Trust Site
Janesville, Wisconsin
(Date of Sample Collection: August 17, 1994)

Analyte	MW-1	MW-2	MW-3	MW-4*	ES	PAL
GRO (ppm)	7.4	2.4	0.086	4.9	NS	NS
DRO (ppm)	2.1	1.7	<0.10	NA	NS	NS
Benzene (ppb)	<5.0	<20	<1.0	<25	5	0.5
Ethylbenzene (ppb)	550	340	1.9	540	700	140
Toluene (ppb)	41	<20	<1.0	40	343	68.6
Total Xylenes (ppb)	2,000	500	3.4	1,400	620	124
Total BETX (ppb)	2,591	840	5.3	1,980	NS	NS
Lead (ppb)	4.5	<3.0	<3.0	NA	15	1.5
Naphthalene (ppb)	210	95	<1.0	200	40	8
n-Butylbenzene (ppb)	12	46	<1.0	48	NS	NS
1,2,4-Trimethylbenzene (ppb)	740	610	13	720	NS	NS
1,3,5-Trimethylbenzene (ppb)	800	700	8.2	840	NS	NS
Isopropylbenzene (ppb)	66	86	2.4	70	NS	NS
n-Propylbenzene (ppb)	100	<20	3.1	100	NS	NS
sec-Butylbenzene (ppb)	43	<20	<1.0	14	NS	NS
p-Isopropyltoluene (ppb)	57	56	3.2	64	NS	NS

Notes: Shaded values are above the WDNR ESNS - No standard exists
Elevated reporting limits due to gross levels of contamination
* MW-4 is a duplicate sample of MW-1
BETX - Benzene, ethylbenzene, toluene, xylenes

GRO - Gasoline range organics
DRO - Diesel range organics
ES - WDNR Enforcement Standard
PAL - WDNR Preventative Action Limit
The trip blank yielded no detectable VOC concentrations
NA - Not analyzed for the analyte
NS - No standard exists

Checked by: DKA
Approved by: BW